



# Ashley Road, Tottenham Hale, N17

Asking Price: £455,000

 Benham  
& Reeves

# Ashley Road, Tottenham Hale, N17

 1 Bedroom (s)  1 Bathroom (s)  Leasehold

Set on the 16th floor in this prestigious modern block, this spacious one bedroom apartment has amazing uninterrupted, far reaching views across the Walthamstow Wetlands, Lockwood Reservoir and beyond.

This stylish and contemporary home has a fully integrated, modern kitchen that is designed in conjunction with the spacious open-plan reception room. It features engineered wood floors and floor to ceiling doors and windows overlooking the private south-east facing balcony. As expected, the bathroom is beautifully appointed with high-end fittings.

East Apartments is part of the Tottenham Hale regeneration development scheme and has many benefits, as it is close to the River Lea and water reservoirs that have a range of fantastic fitness and outdoor activities.

This contemporary block has a 24-hour concierge service, access to residents' lounges, workspaces and two communal terraces, and convenient bicycle storage. It is ideally situated just moments from Tottenham Hale Underground and Rail station, ensuring easy access to Central London and beyond. As part of a brand-new neighbourhood, the area will soon feature retail shops, co-working and office spaces, a health centre, playing fields, and a landscaped public square.



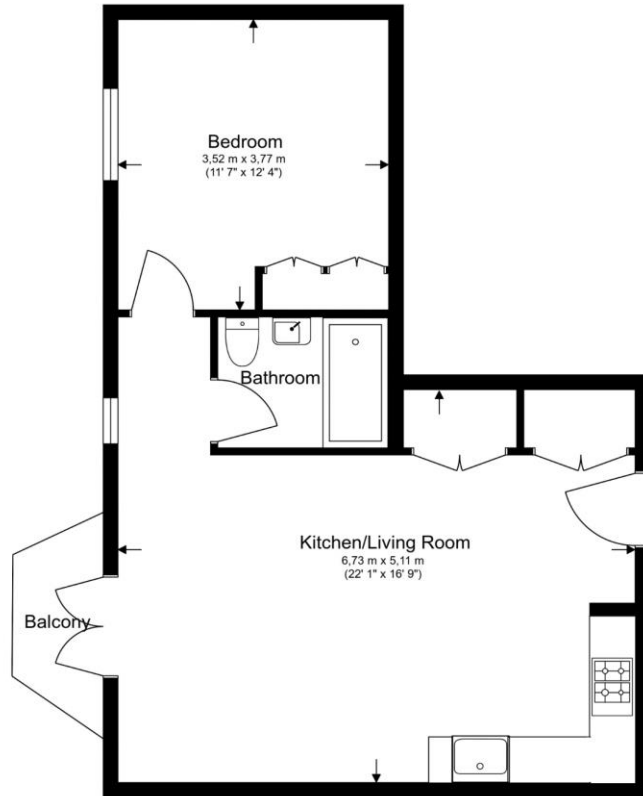


## Property Features:

- One Bedroom
- Open-Plan Kitchen
- Reception Room
- Bathroom
- South-East Facing Balcony
- Terrace
- Lift
- 24-Hour Concierge



Sixteenth Floor  
 Total Gross Internal Area  
 51.7 Sq/m - 557 Sq/ft



Floor Plan measurements are approximate and are for illustrative purposes only. While we do not doubt the floor plans accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

## Terms & Conditions:

These particulars are for guidance purposes only and do not form part of an offer or contract.

Asking Price:	£455,000
Tenure:	Leasehold Expires 14/10/3018 Approximately 993 Years Remaining
Ground Rent:	£375.00 (per annum)
Service Charge:	£3,148.17 (per annum) £1,574.09 for 01/01/2025 - 30/06/2025
Anticipated Rent:	£2,000.00 pcm Approx. 5.3% Yield

## Viewings:

All viewings are by appointment only through our Highgate Office.

Our reference: HIG240072

T: 020 8341 2335

E: [highgate.sales@benhams.com](mailto:highgate.sales@benhams.com)

W: [www.benhams.com](http://www.benhams.com)

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